

Article 5: Building Regulations

**Division 2: Text of Modifications and Additions to the 1998 California
Building Code for City of San Diego**

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§145.0201 Purpose of City Modifications or Additions to the 1998 California Building Code

The purpose of this division is to provide building regulations that meet local conditions by modifying or adding sections to the 1998 California Building Code.
(Added 12-9-1997 by O-18451 N.S.; amended 12-6-1999 by O-18728 N.S.; effective 1-1-2000.)

§145.0202 Local Modifications to Roofing Requirements of the 1998 California Building Code

(CBC Chapter 15-Roofing and roof structures, Section 1503-Roofing requirements)

Section 1503 ROOFING REQUIREMENTS of the 1998 California Building Code is adopted with modifications, as follows pursuant to Section 145.0105 of the Land Development Code:

The roof covering or roofing assembly on any structure regulated by this Code shall be as specified in Table 15-A of the 1998 California Building Code and as classified in Section 1504 of the 1998 California Building Code. Noncombustible roof covering as defined in Section 1504.2 may be applied in accordance with the manufacturer's requirements in lieu of a fire-retardant roofing assembly.

Single family residences (Group R, Division 3 Occupancies) and accessory structures (Group U, Division 1 Occupancies) shall have a minimum Class B roofing assembly for all new roofs and complete reroofs.

Roofing shall be secured or fastened to the supporting roof construction and shall provide weather protection for the building at the roof.

(Added 12-9-1997 by O-18451 N.S.; amended 12-6-1999 by O-18728 N.S.; effective 1-1-2000.)

**§145.0203 Local Modifications and Additions to Foundations and Retaining Walls
Requirements of the 1998 California Building Code**

(CBC Chapter 18-Foundations and Retaining Walls, Section 1804-Foundation investigation)

- (a) Sub-section 1804.1 of the 1998 California Building Code, has been adopted without change pursuant to Section 145.0103 of the Land Development Code.
- (b) Sub-Section 1804.2 of the 1998 California Building Code is adopted with modifications as follows, pursuant to Section 145.0105 of the Land Development Code:

1804.2 Investigation. The classification shall be based on observation and any necessary tests of the materials disclosed by borings or excavations made in appropriate locations. Additional studies may be necessary to evaluate soil strength, the effect of moisture variation on soil-bearing capacity, compressibility, liquefaction, and expansiveness.

When required by Section 1804.10 or the Building Official, the potential for seismically induced soil liquefaction and soil instability shall be evaluated as described in Section 1804.5 of the California Building Code.

Exceptions:

- (1) The Building Official may waive this evaluation upon receipt of written opinion of a qualified civil engineer or engineering geologist that liquefaction is not probable.
- (2) A detached, single-story dwelling of Group R, Division 3 Occupancy.
- (3) Group U, Division 1 Occupancies.
- (4) Retaining walls less than 12 feet in height.
- (5) Fences.
- (c) Sub-sections 1804.3 Reports through 1804.9 Drainage of the 1998 California Building Code have been adopted without change pursuant to Section 145.0103 of the Land Development Code.

- (d) Sub-section 1804.10 Required Geologic Investigation has been added as follows pursuant to Section 145.0106 of the Land Development Code:
- (1) 1804.10.1 A geologic investigation shall be submitted when required by Table 145-02A or the Building Official, for all new structures, non-exempt additions to existing structures or whenever the occupancy classification of a building changes to a higher relative hazard category (refer to Table 5-E of the current edition of the Uniform Code for Building Conservation) as a result of the proposed work, unless exempted by Section 1804.10.3 of the California Building Code.
 - (2) 1804.10.2 When required, a report of the geologic investigation shall be submitted to the Building Official. When geologic hazards are identified, the report shall contain appropriate recommendations for mitigation of the hazards, and these recommendations shall be incorporated in the design of the project before issuance of a Building Permit. No Building Permit shall be issued for construction where the geologic investigation establishes that construction of buildings or structures would be unsafe because of the geologic hazards. Issuance of a Building Permit does not constitute a representation that the site or construction is safe.
 - (3) 1804.10.3 Additions to detached one- and two-family dwellings are exempt from geologic investigation requirements for Building Permits, except when the site is located within Geologic Hazard Category 11 or 21, or when required by discretionary action. All new additions of less than 500 square feet of floor area, remodels and non-structural tenant improvements (TIs) to existing structures are exempt from geologic investigation requirements. Consecutive additions to the same structure which total 500 square feet or more in any 12-month period may require a geologic investigation.
 - (4) 1804.10.4 The Building Official may require that a "NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS" be executed by the property owner as a condition to the issuance of a Building Permit for any structure to be located over a suspected fault or other geologic hazard. A "NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS" may also be required when a geologic investigation cannot conclusively establish that buildings or structures located on the site would either be safe or unsafe. The form of notice shall be as provided by the Building Official, executed by the owner of the

property, recorded with the San Diego County Recorder, and filed with the City of San Diego as a condition to issuance of the Building Permit.

Table 145-02A
Required Geologic Investigation⁽⁵⁾

Hazard Category ⁽¹⁾	Geologic Renaissance	Geologic Investigation
11 ⁽³⁾ , 13 ⁽³⁾ , 21, 31 ⁽⁴⁾ , 41	---	A ⁽²⁾ , B ⁽²⁾ , C ⁽²⁾ , D ⁽²⁾
12 ⁽³⁾ , 22, 42, 43	C, D	A, B
23-27, 32 ⁽⁴⁾ , 54	B, C	A
44-48, 52, 53	B	A
51, 55	---	A

Footnotes for Table 145-02A

- 1 Hazard category. The Hazard Category describes the geologic feature or condition suspected at the site. The Hazard Category is determined by reference to the current City of San Diego Seismic Safety Study (SDSSS) maps.
- 2 Building, structure, and facility classes A, B, C and D.
 - A. Class A includes the following:
 - 1) Essential Facilities as defined in Section 1627 of the 1998 California Building Code.
 - 2) Any building, structure or facility where, in the opinion of the Building Official, significant generation or storage of toxic, hazardous, or flammable materials will occur. Quantities of these materials will be assessed in accordance with the risks they present.
 - B. Class B includes the following developments, occupancy groups, and structures provided they are not included in Class A:
 - 1) All developments consisting of four or more structures.
 - 2) All new structures requiring deep foundations (piers or pilings).
 - 3) All buildings over three stories in height.
 - 4) All buildings containing the following occupancies (Refer to 1998 California Building Code, Table 3-A):
 - a. Group A, Divisions 1, 2, and 2.1.
 - b. Group E, Division 1.
 - c. Group H, Divisions 1, 2, 3, 6 and 7.
 - d. Group I, Divisions 1 and 3.
 - 5) All buildings with an occupant load of more than 300 persons as determined by Section 10-22, Table 10-A of the 1998 California Building Code.
 - 6) Tanks, bins, hoppers, silos, and other storage structures of more than 20,000 gallons capacity intended to store toxic, hazardous, or flammable contents that are not associated with a building, structure, or facility in Class A.
 - 7) Tanks, bins, hoppers, silos, and similar structures over 35 feet high.
 - 8) Towers over 35 feet high.
 - 9) Retaining walls (height is measured from the top of the footing to the top of the wall):
 - a. Retaining walls over 12 feet in height.

- b. Retaining walls over 8 feet in height supporting a surcharge or retaining toxic, hazardous, or flammable contents.
 - c. Retaining walls associated with structures included in footnote 1.B.4.
 - C. Class C includes the following occupancy groups and structures provided they are not included in Classes A or B:
 - 1) All buildings containing the following occupancies (Refer to 1998 California Building Code, Table 3-A):
 - a. Group A, Divisions 3 and 4.
 - b. Group B, Divisions 1, 2, 3, and 4.
 - c. Group E, Divisions 2 and 3.
 - d. Group F, Divisions 1 and 2.
 - e. Group H, Divisions 4 and 5.
 - f. Group I, Division 2.
 - g. Group M.
 - h. Group R, Division 1.
 - i. Group S, Division 1, 2, 3, 4 and 5.
 - 2) Retaining walls (height is measured from the top of the footing to the top of the wall):
 - a. Retaining walls over 8 feet in height.
 - b. Retaining walls of any height supporting a surcharge or retaining toxic, hazardous, or flammable contents.
 - 3) Tanks, bins, hoppers, silos, and other storage structures intended to store toxic, hazardous, or flammable contents.
 - 4) Tanks, bins, hoppers, silos, and similar structures over 20 feet high.
 - 5) Towers over 20 feet high.
 - D. Class D includes the following occupancy group and structures provided they are not included in Classes A, B, or C:
 - 1) All buildings containing the following occupancies (refer to 1998 California Building Code, Table 3-A):
 - a. Group R, Division 3.

Note: No geologic investigations are required for occupancy Group U, Division 1, or any other structures of a similar minor nature.

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Faults and Fault Zones--Hazard Category 11, 12, and 13.

Active and potentially active faults are defined in the most recent edition of "Fault-Rupture Hazard Zones in California," Special Publication 42, California Department of Conservation, Division of Mines and Geology, a copy of which is on file at the office of the City Clerk as Document No. 00-17773-4.

Fault zones define the limits within which faults are suspected. Fault zones include the Alquist-Priolo Earthquake Fault Zones, The Downtown Special Fault Zone, as well as the area 100 feet on both sides of the fault lines indicated on the current San Diego Seismic Safety Study (SDSSS) maps. Refer to SDSSS maps for location of faults and fault zones.

4

Liquefaction Potential--Hazard Category 31 and 32.

When an investigation is required, adhere to Section 1804.5 of the 1998 California Building Code for minimum requirements.

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Geologic Investigation. An investigation of the geologic condition is required for sites where geologic hazards are suspected, prior to obtaining a Building Permit. The investigation will either consist of a preliminary study, a geologic reconnaissance, or an in-depth study including field work and analysis, a geologic investigation. The geologic reconnaissance report and the geologic investigation report shall include all pertinent requirements as established by the Building Official. All reports shall be prepared in accordance with the most recent edition of the City of San Diego "Technical Guidelines

for Geotechnical Reports," on file with the City Clerk as Document No. 00-17773-5. These minimum requirements shall be augmented by geologic evaluations pertinent to the type of proposed project and anticipated method of construction, which should be described in the report. For buildings located in both a fault zone and a hazard category zone, the most restrictive requirement shall govern. Notwithstanding Table 18-I-E, the Building Official may require a geologic reconnaissance report or a geologic investigation report for any site if the Building Official has reason to believe that a geologic hazard may exist at the site.

(Added 12-9-1997 by O-18451 N.S.; amended 12-6-1999 by O-18728 N.S.; effective 1-1-2000.)

§145.0204 Local Additions to the Plumbing Systems Requirements of the 1998 California Building Code

(CBC Chapter 29-Plumbing Systems, Section 2902-Number of Fixtures)

Sub-sections 2902.1 General through 2902.6 Group R Occupancies of the 1998 California Building Code have been adopted without change pursuant to Section 145.0103 of the Land Development Code.

(Added 12-9-1997 by O-18451 N.S.; amended 12-6-1999 by O-18728 N.S.; effective 1-1-2000.)

§145.0205 Local Additions to the Construction in the Public Right-of-Way Requirements of the 1998 California Building Code

(CBC Chapter 32-Construction in the Public Right-of-way, Section 3208-Entrance Canopies)

Section 3208 ENTRANCE CANOPIES has been added as follows pursuant to Section 145.0106 of the Land Development Code:

3208.1 Definition. As used in this Section "Entrance canopies" means shelters entirely or partially self-supporting and attached to the exterior wall of a building entrance.

3208.2 Encroachment on public property.

No entrance canopy shall be located upon or over public property or rights-of-way unless approved by the City Engineer.

An entrance canopy over public property shall be removed by the owner within 30 calendar days following notice directing its removal issued by the City.

An entrance canopy shall not extend closer than 2 feet to the curb adjacent to the building entrance.

The width of an entrance canopy shall not exceed the width of the entrance to a building by more than 2 feet.

3208.3 Construction. Entrance canopy frames and supporting structural members shall be constructed of corrosion-resistant metal designed to support a live load of 5 pounds per square foot and a wind load of 10 pounds per square foot. Canopies shall be covered with approved cloth, plastic, or corrosion-resistant metal. Canopies shall be attached to the wall of the building with approved quick-release devices.

No canopy shall be less than 8 feet above the underlying surface, except valances, which shall not be less than 7 feet above the underlying surface. Valances shall not exceed 1 foot in width.

The covering material and height of an entrance canopy shall be approved by the Chief of the Fire Department prior to the issuance of a permit.

3208.4 Lights. Entrance canopies shall not be lighted or illuminated by any light source attached directly to the canopies.

3208.5 Maintenance. All entrance canopies shall be maintained in a safe and undamaged condition.

3208.6 Identification. Entrance canopies shall bear an identifying label giving the name and address of the manufacturer.

(Added 12-9-1997 by O-18451 N.S.; amended 12-6-1999 by O-18728 N.S.; effective 1-1-2000.)

§145.0206 Local Deletions and Additions to the Site Work, Demolition, and Construction Regulations of the 1998 California Building Code

(CBC Chapter 33-Site Work, Demolition and Construction)

- (a) Section 3301 EXCAVATION AND FILLS, Sub-section 3301.1 General has not been adopted pursuant to 145.0104 of the Land Development Code.
- (b) Section 3301 EXCAVATION AND FILLS, Sub-section 3301.2 and Sections 3302 PREPARATION OF BUILDING SITE and Section 3303 PROTECTION OF PEDESTRIANS DURING CONSTRUCTION OR

DEMOLITION have been adopted without change pursuant to Section 145.0103 of the Land Development Code.

- (c) Section 3304 DEMOLITION AND REMOVAL REGULATIONS has been added as follows pursuant to Section 145.0106 of the Land Development Code:

Every person demolishing a structure or building in whole or in part, or removing a building from a site, shall comply with the following additional regulations:

- (1) Any excavations or depressions remaining after the structure is removed or demolished shall be filled, compacted, and restored to the level of the adjacent ground.
- (2) All debris, including portions of the building or structure and contents, shall be removed from the site within 90 days from the date the permit was issued, or 150 days if an extension has been granted in accordance with Section 129.0512.
- (3) Combustible material must be removed from the site as demolition proceeds.
- (4) Dry or dusty materials or debris must be wet down to allay the dust.
- (5) All glass must be removed from the building or structure before beginning demolition.
- (6) Street drainage, drainage structures, natural drainage, or diversion must not be obstructed.
- (7) Demolition work must not be done on public easements without permission.
- (8) Notwithstanding plumbing code requirements for permits, all sewer, gas, and water connections must be capped and approval obtained from the Building Official prior to covering such connections. Sewer, gas, and water line capping shall be performed in the manner prescribed by the Uniform Plumbing Code; such capping shall be located within 5 feet of the property line.

- (9) All damages or injuries arising from the demolition and associated work must be made good.
- (10) Debris or other combustibles shall not be burned on the site without a written burning permit issued by the Fire Marshal of The City of San Diego.
- (11) Electric or gas welding or gas cutting shall not be done on the site without written permit issued by the Fire Marshal of The City of San Diego.

(Added 12-9-1997 by O-18451 N.S.; amended 12-6-1999 by O-18728 N.S.; effective 1-1-2000.)

§145.0207 Local Deletions and Additions to the Existing Structures Requirements in the 1998 California Building Code

(CBC Chapter 34-Existing Structures, Section 3403-Additions, Alterations or Repairs)

- (a) Sub-sections 3403.1 General through 3403.4 Glass Replacement of the 1998 California Building Code have been adopted without change pursuant to Section 145.0103 of the Land Development Code.
- (b) Sub-section 3403.5 Historic Buildings of the 1998 California Building Code has not been adopted pursuant to Section 145.0104 of the Land Development Code. Title 24, Part 8, California Code of Regulations governs restoration of historical buildings.
- (c) Section 3403.6 Exceptions has been added as follows pursuant to Section 145.0106 of the Land Development Code:

3403.6.1 Substandard. Alterations and repairs of existing buildings may allow for the replacement, retention, and extension of original materials and the continued use of original methods of construction, provided the building does not become or continue to be a "Substandard Building" as defined in California Health and Safety Code section 17920.3 and the alterations or repairs do not adversely affect any structural member or any part of the building or structure having required fire resistance.

3403.6.2 Live/Work. The addition of floors in existing buildings may be permitted if all of the following conditions are met to the satisfaction of the Building Official:

- (1) The building must be used for "joint living and work quarters" ("live/work quarters") as defined in California Health and Safety Code section 17958.11, and the specific area of the floor addition shall be used only for living areas for live/work quarters.
- (2) The floor area addition shall not exceed 10 percent of the existing building's floor area and shall be located entirely within the existing building.
- (3) A report of structural survey shall be submitted to the Building Official establishing that the building with the proposed floor additions is not subject to any greater risk of earthquake damage than it would have been under a previously permitted use without the floor additions.
- (4) The owner of the building, binding its successors in interest, agrees in writing on a form provided by the Building Official to not hold the City liable for the expense of any alterations completed pursuant to this section if the City later determines that a general structural reinforcement of the building is required. The agreement shall be recorded with the County Recorder.
- (5) The owner of the building, binding its successors in interest, agrees in writing on a form provided by the Building Official to remove all floors that have been added pursuant to this section if the building ceases to be used for live/work purposes. The agreement shall be recorded with the County Recorder.

(Added 12-9-1997 by O-18451 N.S.; amended 12-6-1999 by O-18728 N.S.; effective 1-1-2000.)